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Chicago Title Insurance Company

WARRANTY DEED  
ILLINOIS STATUTORY



1207942007

Doc#: 1207942007 Fee: \$42.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 03/19/2012 12:24 PM Pg: 1 of 3

Property of Cook County Clerk's Office

THE GRANTOR(S), ABEL VALDOVINOS of the Town of PALATINE, County of COOK, State of Illinois for and in consideration of TEN & 00/100 DOLLARS, and other good and valuable consideration in hand paid, CONVEY(S) and Warrant(s) to MARIA D. SPARROW (GRANTEE'S ADDRESS) 1309 BALDWIN CT, PALATINE, Illinois 60074 of the County of COOK, all interest in the following described Real Estate situated in the County of COOK in the State of Illinois, to wit:

BOX 15

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION.

THIS IS NOT HOMESTEAD PROPERTY

**SECURITY NATIONAL TITLE**

**SUBJECT TO:** covenants, conditions and restrictions of record

hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

Permanent Real Estate Index Number(s): 02-01-101-003-1003

Address(es) of Real Estate: 1194 E. NICHOLS RD. #1A, PALATINE, Illinois 60074

Dated this 9 day of March, 2012

\* Abel Valdovinos  
ABEL VALDOVINOS

REAL ESTATE TRANSFER		03/09/2012
	COOK	\$22.75
	ILLINOIS:	\$45.50
	TOTAL:	\$68.25



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INT AD

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STATE OF ILLINOIS, COUNTY OF COOK ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT ABEL VALDOVINOS personally known to me to be the same person(s) whose name(s) are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed and delivered the said instrument as their free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and official seal, this 9 day of March, 2012



*[Signature]* (Notary Public)

**Prepared By:** Carlos A. De Leon  
960 Rand Road Suite 219  
Des Plaines, Illinois 60061

**Mail To:**  
MARIA D. SPARROW  
1309 BALDWIN CT.  
PALATINE, Illinois 60074

**Name & Address of Taxpayer:**  
MARIA D. SPARROW  
1194 E. NICHOLS RD. #1A  
PALATINE, Illinois 60074

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## FIDELITY NATIONAL TITLE INSURANCE COMPANY

1990 E. ALGONQUIN RD., #100, SCHAUMBURG, ILLINOIS 60173

PHONE: (847) 397-1300  
FAX: (847) 885-5728

ORDER NUMBER: 2011 053002350 USC  
STREET ADDRESS: 1194 E. NICHOLS #1A

CITY: PALATINE COUNTY: COOK COUNTY  
TAX NUMBER: 02-01-101-003-1003

### LEGAL DESCRIPTION:

#### PARCEL 1:

UNIT 101-3 IN VILLAGE OF THE SUN LAS HACIENDAS CONDOMINIUM, AS DELINEATED ON SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE (HEREINAFTER REFERRED TO AS PARCEL): PARTS OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 AND THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 1, TOWNSHIP 42 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, WHICH SURVEY IS ATTACHED AS EXHIBIT "B" TO DECLARATION MADE BY LASALLE NATIONAL BANK, A NATIONAL BANKING ASSOCIATION AS TRUSTEE UNDER TRUST AGREEMENT DATED JUNE 1, 1973 AND KNOWN AS TRUST NO. 46244 RECORDED IN THE OFFICES OF THE RECORDER OF COOK COUNTY, ILLINOIS, AS DOCUMENT NUMBER 22962239; AS AMENDED BY DOCUMENT 23750482, TOGETHER WITH AN UNDIVIDED PERCENTAGE INTEREST IN SAID PARCEL (EXCEPTING FROM SAID PARCEL ALL THE PROPERTY AND SPACE COMPRISING ALL THE UNITS AS DEFINED AND SET FORTH IN SAID DECLARATION AND SURVEY) IN COOK COUNTY, ILLINOIS.

#### PARCEL 2:

EASEMENTS APPURTENANT TO AND FOR THE BENEFIT OF PARCEL 1, AS SET FORTH IN DECLARATION OF EASEMENTS, COVENANTS AND RESTRICTIONS DATED JANUARY 10, 1975 AND RECORDED JANUARY 14, 1975 AS DOCUMENT NUMBER 22962238 AS AMENDED BY DOCUMENT DATED SEPTEMBER 15, 1976 RECORDED DECEMBER 16, 1976 AS DOCUMENT NUMBER 23750433 AND CREATED BY DEED FROM LASALLE NATIONAL BANK, A NATIONAL BANKING ASSOCIATION, AS TRUSTEE UNDER TRUST AGREEMENT DATED JUNE 1, 1973 AND KNOWN AS TRUST NO. 46244 TO VILLAGE OF SUN LAS HACIENDAS HOMEOWNERS ASSOCIATION DATED DECEMBER 7, 1976 AND RECORDED DECEMBER 16, 1976 AS DOCUMENT NUMBER 23750484, ALL IN COOK COUNTY, ILLINOIS.